

1 WRIGHT, FINLAY & ZAK, LLP  
2 Edgar C. Smith, Esq.  
3 Nevada Bar No. 5506  
4 7785 W. Sahara Ave., Suite 200  
5 Las Vegas, Nevada 89117  
6 (702) 475-7964; Fax: (702) 946-1345  
7 [esmith@wrightlegal.net](mailto:esmith@wrightlegal.net)

5 *Attorney for Plaintiff/Counter-Defendant, U.S. Bank National Association, as Trustee for  
6 Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2007-ARI  
7 and Cross-Defendant, Mortgage Electronic Registration Systems, Inc., as nominee beneficiary  
for Greenpoint Mortgage Funding, Inc.*

8 **UNITED STATES DISTRICT COURT**  
9 **DISTRICT OF NEVADA**

10 U.S. BANK NATIONAL ASSOCIATION, AS  
11 TRUSTEE FOR GREENPOINT MORTGAGE  
12 FUNDING TRUST MORTGAGE PASS-  
13 THROUGH CERTIFICATES, SERIES 2007-  
14 AR1,

15 Plaintiff,

16 v.  
17 SFR INVESTMENTS POOL 1, LLC;  
18 VICTORY OVATION HOMEOWNERS  
19 ASSOCIATION; ALESSI & KOENIG, LLC;  
DOES I through X and ROE  
CORPORATIONS I through X,

10 CASE NO.: 2:16-CV-00577-GMN-GWF

11 **STIPULATION FOR ORDER TO**  
12 **QUIET TITLE AND TO DISMISS**  
13 **REMAINING CLAIMS WITH**  
14 **PREJUDICE**

20 **Defendants**

21 SFR INVESTMENTS POOL 1, LLC, a  
22 Nevada Limited Liability Company,

23 Counter/Cross Claimant,

24 v.  
25 U.S. BANK NATIONAL ASSOCIATION, AS  
26 TRUSTEE FOR GREENPOINT MORTGAGE  
27 FUNDING TRUST MORTGAGE PASS-  
28 THROUGH CERTIFICATES, SERIES 2007-  
AR7; and MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., as

1 nominee beneficiary for GREENPOINT  
2 MORTGAGE FUNDING, INC.; and ALVIN  
3 BROWNE, an individual,

4  
5 Counter/Cross-Defendants  
6

7  
8 **STIPULATION FOR ORDER TO QUIET TITLE AND TO DISMISS REMAINING**  
9 **CLAIMS WITH PREJUDICE**  
10

11 Pursuant to Fed. R. Civ. P. 41(a) and LR IA 6-2, Plaintiff/Counter-Defendant, U.S. Bank  
12 National Association, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-  
13 Through Certificates, Series 2007-AR1 and Cross-Defendant, Mortgage Electronic Registration  
14 Systems, Inc., as nominee beneficiary for Greenpoint Mortgage Funding, Inc. (“U.S. Bank”); and  
15 Defendant/Counter/Cross-Claimant, SFR Investments Pool 1, LLC (“SFR”); by and through  
16 respective counsel of record, stipulate as follows:

17 1. On March 15, 2016, U.S. Bank filed a complaint [ECF No. 1] against SFR regarding the  
18 effect of an association foreclosure sale on a deed of trust recorded against the real  
19 property located at 2806 Don Juan Court, N. Las Vegas, NV 89030, A.P.N. 139-12-311-  
20 059 (“Property”).  
21 2. On July 21, 2016, U.S. Bank filed an amended complaint with claims against SFR,  
22 Victory Ovation Homeowners Association, and Alessi & Koenig, LLC [ECF No. 11].  
23 3. On December 5, 2016, SFR filed its answer to U.S. Bank’s first amended complaint  
24 along with counterclaims and crossclaims for quiet title and injunctive relief against U.S.  
25 Bank, Mortgage Electronic Registration Systems, Inc., as nominee beneficiary for  
26 Greenpoint Mortgage Funding (“MERS”) and the former homeowner, Alvin Browne  
27 (“Browne”) [ECF No. 25].  
28 4. On December 15, 2017, MERS disclaimed an interest in the Property and MERS and  
SFR stipulated to dismiss MERS with prejudice based on that disclaimer [ECF No. 42].  
On December 21, 2017, the court entered the stipulation as an order [ECF No. 43].

1       5. On March 8, 2019, the court entered judgment on SFR's Motion for Summary Judgment  
2       on its cross-complaint against Browne. [ECF No. 61]

3       6. On March 30, 2019, and pursuant to the parties' stipulation, Defendant Victory Ovation  
4       Homeowners Association was dismissed from the action [ECF No. 64]

5       7. U.S. Bank stipulates that SFR Investments Pool 1, LLC may have judgment on its  
6       counterclaim against U.S. Bank for quiet title as to the real property commonly referred  
7       to as 2806 Don Juan Court, N. Las Vegas, NV 89030, A.P.N. 139-12-311-059 as follows:  
8       the Trustee's Deed Upon Sale issued to SFR Investments Pool I, LLC and recorded  
9       August 3, 2012 as Instrument No. 201208030003276 conveyed title free and clear of the  
10       deed of trust recorded on December 15, 2006 in Book 20061215 as Instrument No.  
11       0004013.

12       8. No money judgment shall be entered.

13       9. All claims in the first amended complaint [ECF No. 11] shall be dismissed with  
14       prejudice.

15       10. All claims in the counterclaim by SFR Investments Pool I, LLC, except as recited above,  
16       are dismissed with prejudice.

17       11. All claims in the cross-claim by SFR Investments Pool I, LLC and not otherwise  
18       disposed of the order for summary judgment [ECF No. 61] and stipulated dismissal [ECF  
19       No. 43] are dismissed with prejudice.

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12. As between these parties, each side shall bear its own costs and fees.

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3       **IT IS SO STIPULATED.**

4 DATED this 2nd day of July, 2019

5       WRIGHT, FINLAY & ZAK, LLP

KIM GILBERT EBRON

6       /s/ Edgar C. Smith

7       Edgar C. Smith, Esq.

8       Nevada Bar No. 5506

9       7785 W. Sahara Avenue, Suite 200

10      Las Vegas, Nevada 89117

11      *Attorneys for Plaintiff/Counter-Defendant,  
U.S. Bank National Association, as Trustee  
for Greenpoint Mortgage Funding Trust  
Mortgage Pass-Through Certificates, Series  
2007-AR1 and Cross-Defendant, Mortgage  
Electronic Registration Systems, Inc., as  
nominee beneficiary for Greenpoint  
Mortgage Funding, Inc.*

6       /s/ Diana S. Ebron

7       Diana S. Ebron, Esq.

8       Nevada Bar No. 10580

9       Jacqueline A. Gilbert, Esq.

10      Nevada Bar No. 10593

11      Karen L. Hanks, Esq.

12      Nevada Bar No. 9578

13      7625 Dean Martin Drive, Suite 110

14      Las Vegas, Nevada 89139

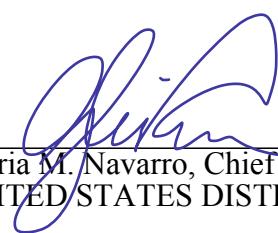
15      *Attorneys for Defendant/Counter/Cross-  
Claimant, SFR Investments Pool 1, LLC*

16       **ORDER**

17      **IT IS HEREBY ORDERED** that the above Stipulation for Order to Quiet Title and  
18 to Dismiss Remaining Claims with Prejudice, (ECF No. 70), is **GRANTED**.

19      **IT IS FURTHER ORDERED** that the Status Conference currently set for July 3,  
20 2019, at 10:30 a.m. is **VACATED**.

21      **DATED** this 3 day of July, 2019.

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26      Gloria M. Navarro, Chief Judge  
27      UNITED STATES DISTRICT COURT